



Volume XXII

CONSTRUCTION BULLETIN

PUBLISHED IN THE INTERESTS OF REAL ESTATE ANALYST SUBSCRIBERS BY

ROY WENZLICK & CO.

SEPTEMBER 25

1953

Real Estate Economists, Appraisers and Counselors

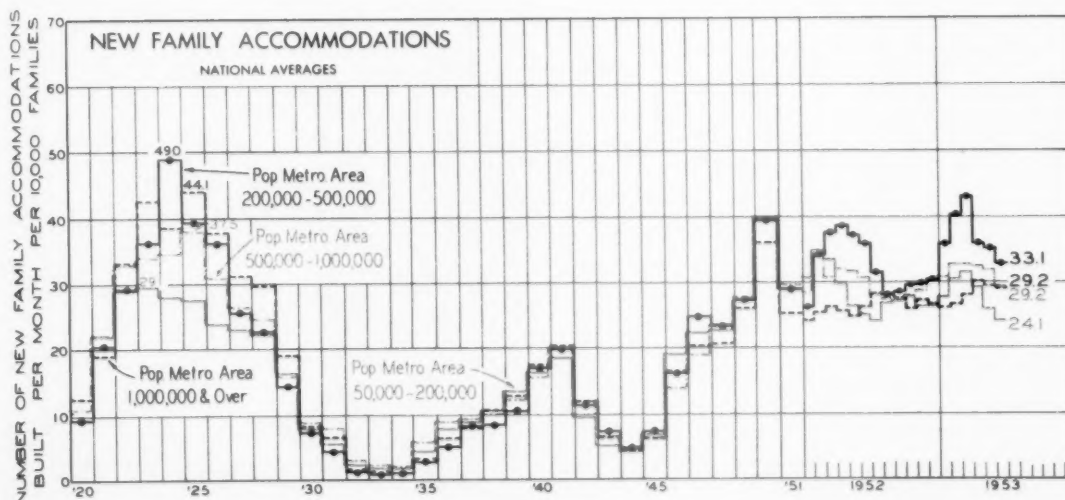
Number 40

Copyright 1953 by ROY WENZLICK & CO. - Saint Louis

METROPOLITAN AREA CONSTRUCTION IN FIRST HALF OF 1953

CONSTRUCTION of 769,800 new permanent nonfarm dwelling units during the first 8 months of this year was slightly below the same period of a year ago. In spite of the fact that the number of dwelling units was down, the dollar volume of new nonfarm residential building increased 7.1%, from \$6.7 billion in 1952 to \$7.2 at the present time. Private residential building showed an increase of 8.8%, and public residential building decreased by 16.2%. Total dollar volume of construction increased 7.9%, amounting to \$22.6 billion, compared to \$21 billion during the first 8 months of 1952.

The charts and map in this bulletin depict new housing construction for the principal metropolitan areas of the United States during the first half of this year. The charts that make up this report attempt to show the housing trend in each metropolitan area by reducing all areas to the same common denominator. The figures shown are for the number of new family accommodations built per month per 10,000 families. Of the 140 metropolitan areas shown in this report, 67 had an increase in housing units constructed, whereas 72 areas were below a year ago, and one city experienced no change.



Residential building in all metropolitan areas of the United States as defined by the 1940 Census is charted on the following pages. The 140 areas include all areas in which the central city has a population of more than 50,000.

In each city all suburbs, incorporated and unincorporated, have been contacted, and in all except fourteen it has been possible to include practically all of the suburbs within the metropolitan area. For example, the New York City figure includes the building in 305 suburban communities; Philadelphia, 154; Pittsburgh, 157; Chicago, 99; and Detroit, 65. In all, more than 2200 communities are represented on these charts.

On the charts the figures are expressed as the number of new family units provided per 10,000 families in each metropolitan area. In this computation, a single-family dwelling counts one, a two-family dwelling counts two, and a twenty-four family apartment counts twenty-four. Recently, all Federally subsidized slum clearance and war housing projects have been included, as have buildings privately built and financed with government loans.

The blue italicized numerals on each chart give the number of new family accommodations built in the last three months for which figures are available; these are actual figures and are not adjusted for the number of families. The red italicized numerals give the corresponding figures for the corresponding period of a year ago.

It should be noticed that separate averages (medians) have been used for four groupings of metropolitan areas. The average number of new family accommodations built

per month per 10,000 families is shown from 1920 to the present for metropolitan areas having from 50,000 to 200,000 people (the solid red line); for areas having from 200,000 to 500,000 people (the beaded red line); for areas having from 500,000 to 1,000,000 people (the dash-dot line); and for those areas having a population of over 1,000,000 (the dashed red line). Eighty areas fall into the first category; thirty-eight into the second; and eleven each into the third and fourth.

On each area chart is shown in red the national average for areas in its grouping in contrast to the blue line, which shows the figures for the specific area. The averages used on the area charts are medians. A median average is found by arranging the data in order of size and selecting the amount at the midpoint. Because a median average thus eliminates the influence of the two extremes, it gives a very good picture of the typical area in each group.

On the chart on page 369 we have also shown national averages for each of the groupings of metropolitan areas - (1) 50,000 to 200,000 population; (2) 200,000 to 500,000 population; (3) 500,000 to 1,000,000 population; and (4) 1,000,000 population and over. These averages should more properly be called arithmetic means. An arithmetic mean is obtained by adding the amounts of all the items and then dividing by the number of items. It will be noticed that the arithmetic mean, being influenced by areas with a greatly accelerated rate of new building, is above the median average of each of the groupings. The arithmetic means are given for each grouping in order that a comparison of new building on a volume basis may be made.

CHANGES IN VOLUME OF RESIDENTIAL CONSTRUCTION FIRST HALF OF 1953 COMPARED WITH FIRST HALF OF 1952



● CITIES WHERE FIRST HALF OF 1953 RESIDENTIAL CONSTRUCTION IS ABOVE FIRST HALF OF 1952.

○ CITIES WHERE FIRST HALF OF 1953 RESIDENTIAL CONSTRUCTION IS BELOW FIRST HALF OF 1952.

○ NO CHANGE IN FIRST HALF OF 1953 FROM FIRST HALF OF 1952.

VARIETY...

CLASS LECTURE SERIES...
A COURSE CONDUCTED
ON REAL ESTATE

**PROBABLE DAMAGES
TO REAL ESTATE
SURROUNDING A
PROPOSED AIRPORT**



**THE SELECTION OF
A SEWER RATE STRUCTURE**



A recent check among Wenzlick staff members as to work in progress disclosed, among others, these three rather varied projects. It is not unusual, however, for Roy Wenzlick & Co. to receive assignments involving completely new and different applications of the principles of real estate economics. Roy Wenzlick has continuously emphasized integrity, unbiased analysis, and the use of all acceptable approaches, the unprecedented as well as the conventional. This creed has, over the past quarter century, evolved an ever-increasing demand for the services of his organization.

On the following page are listed some of the avenues of study we have traveled in the solution of our clients' problems.

APPRAISALS

Hotels
Apartments
Residences
Industrial Plants
Motels
Office Buildings
Acreage
Special-use Properties

for the purpose of

Mortgage Financing
Purchase
Sale
Insurance
Reassessment
Settling Estates
Condemnation
Conversion

SPECIAL STUDIES

Industrial Plant
Housing Project Location
Retail Store Location
Shopping Center Location
Assessment & Tax Problems
Airport-created Depreciation
Decentralization
City Planning
Zoning
Seven Twenty-two Cases
Mortgage Portfolio Reviews

SURVEYS

Housing
Vacancy
Economic
Vehicular Traffic
Parking
Pedestrian
Redevelopment
Population

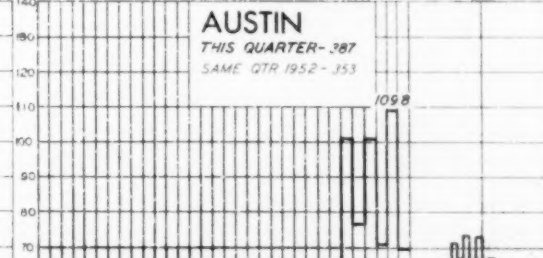
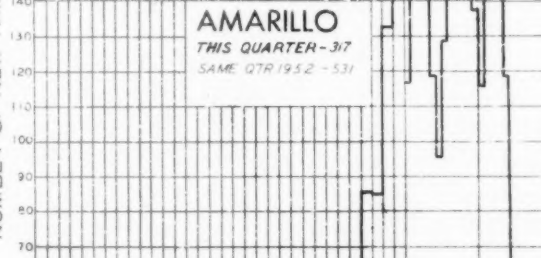
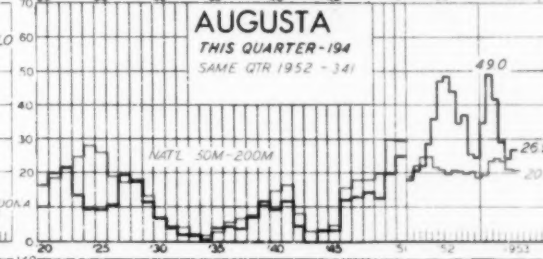
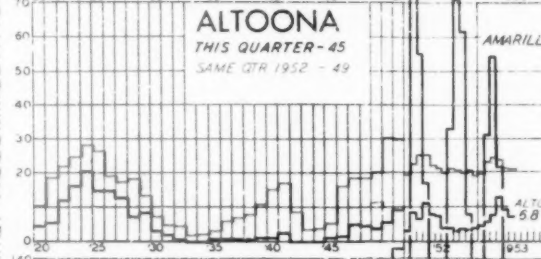
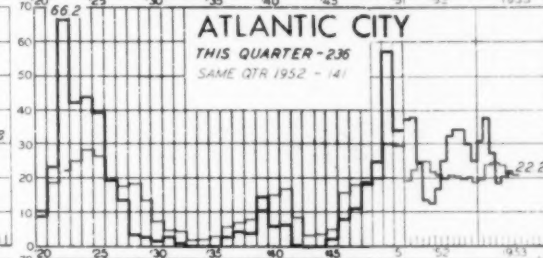
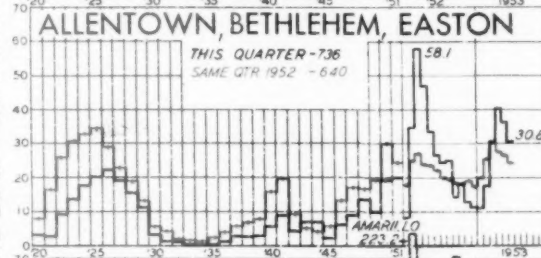
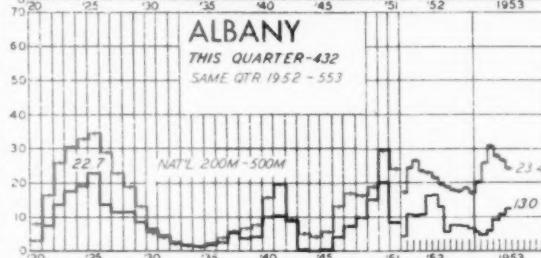
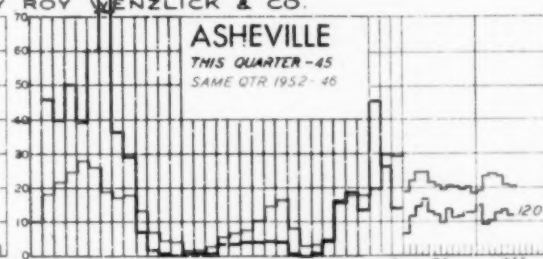
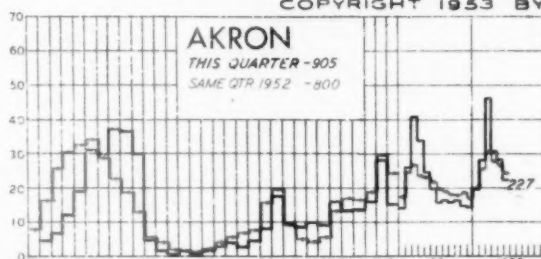
PUBLIC ADDRESSES

MISCELLANEOUS

NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES

COPYRIGHT 1953 BY ROY WENZLICK & CO.

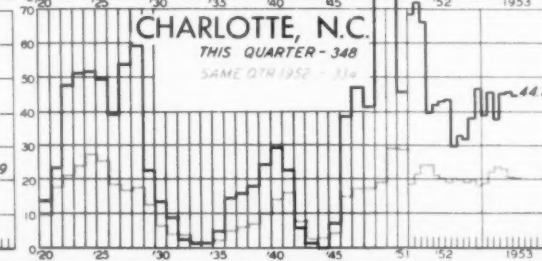
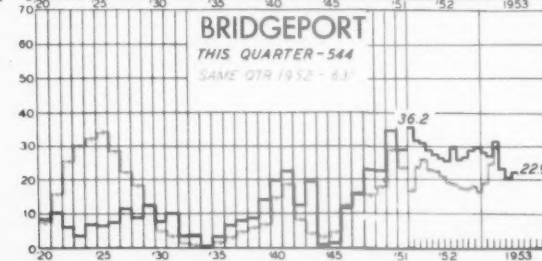
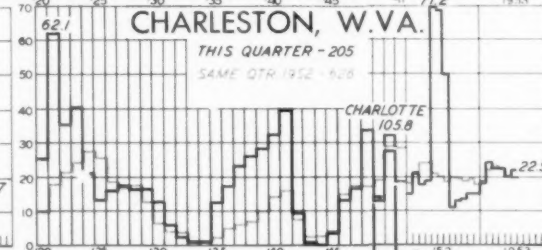
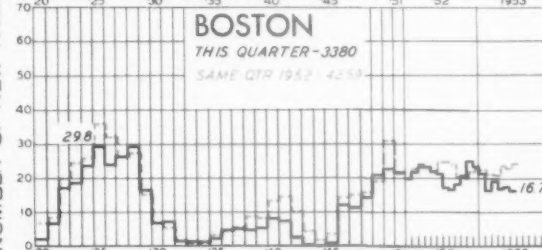
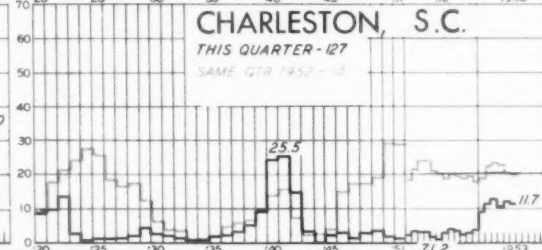
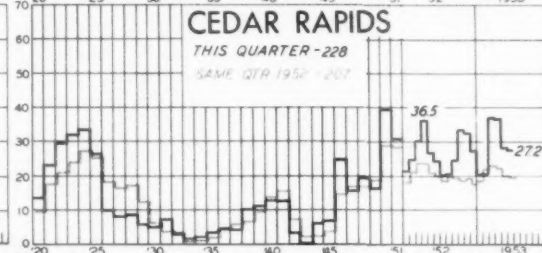
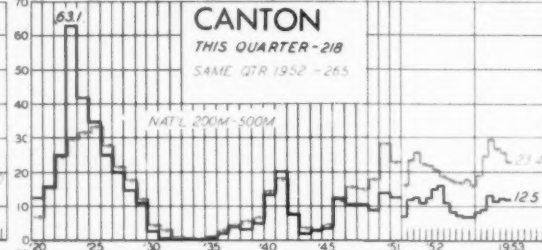
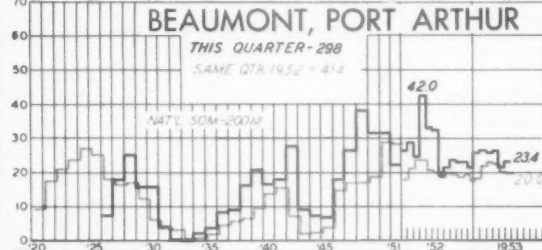
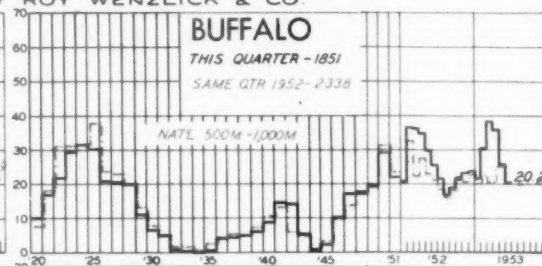
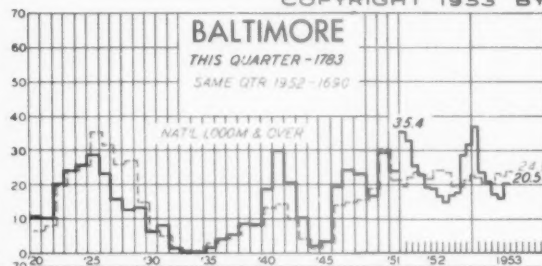
NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES



NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES

COPYRIGHT 1953 BY ROY WENZLICK & CO.

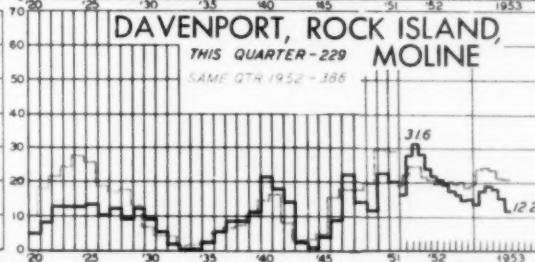
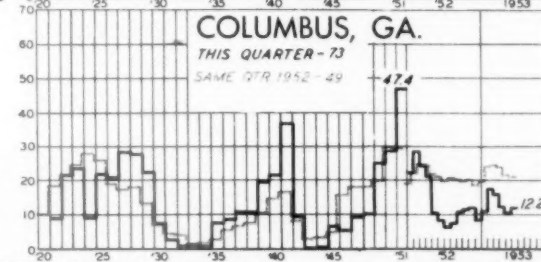
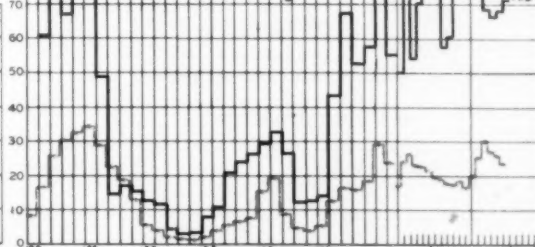
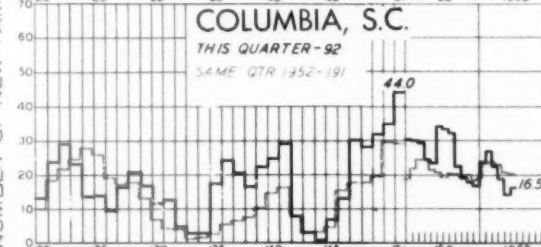
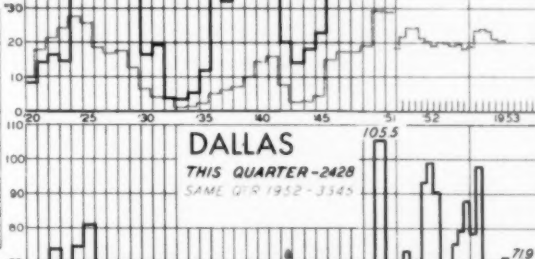
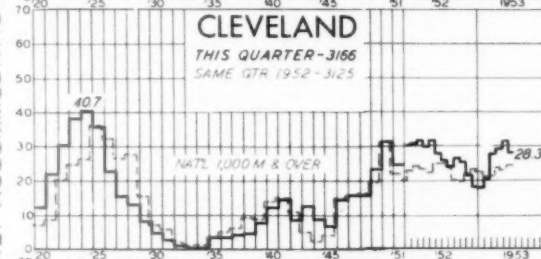
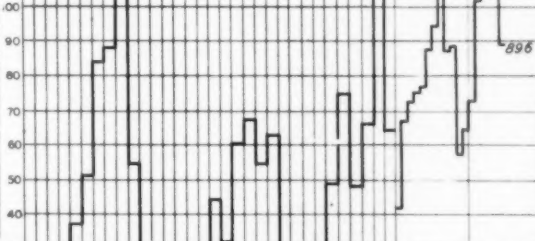
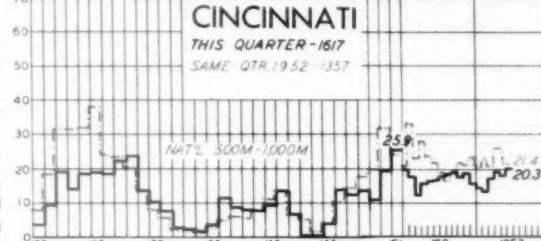
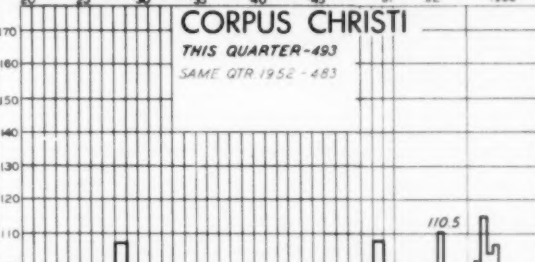
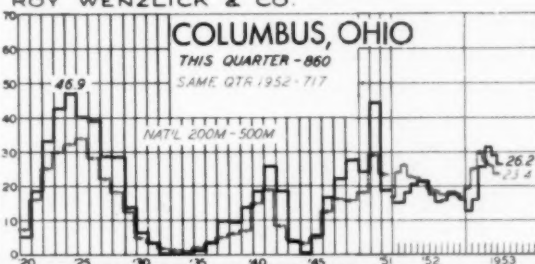
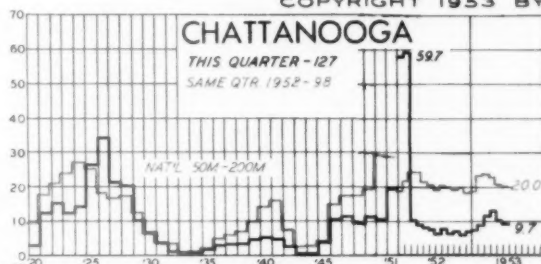
NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES



NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES

COPYRIGHT 1953 BY ROY WENZLICK & CO.

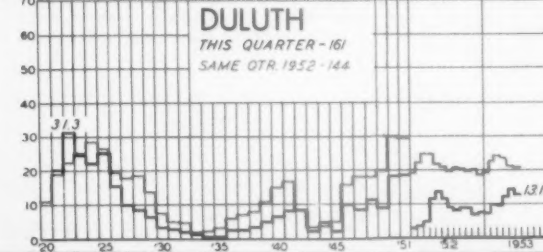
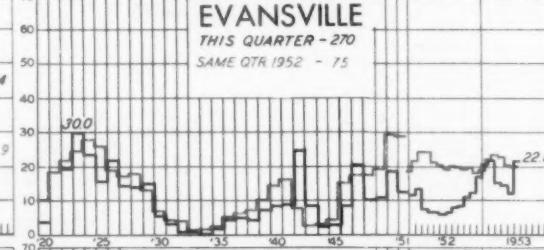
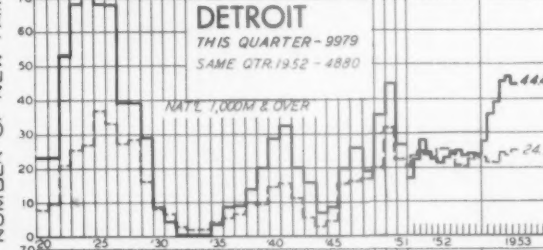
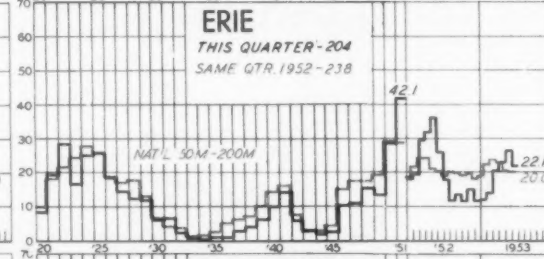
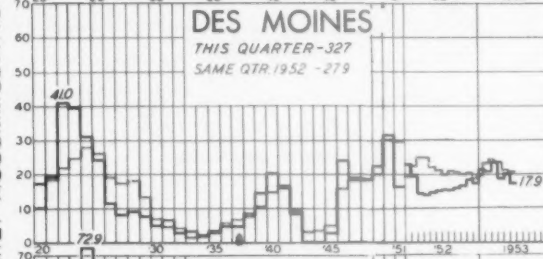
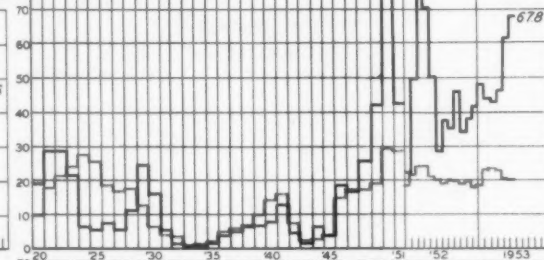
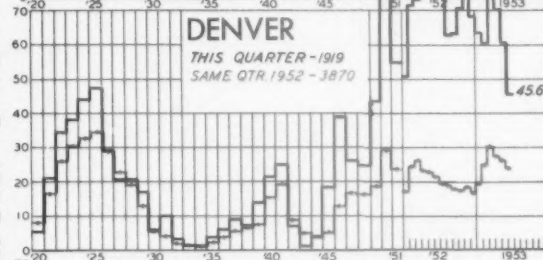
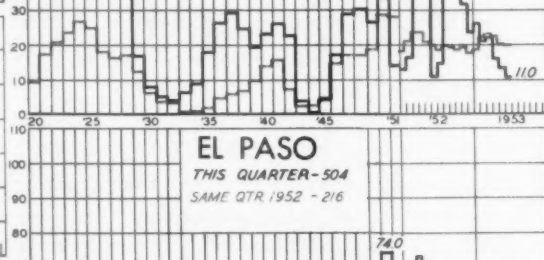
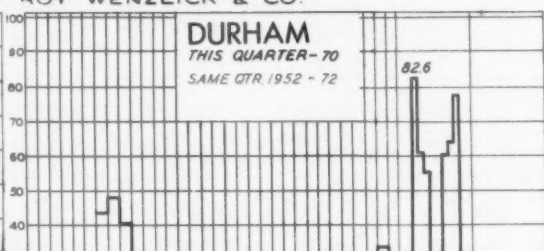
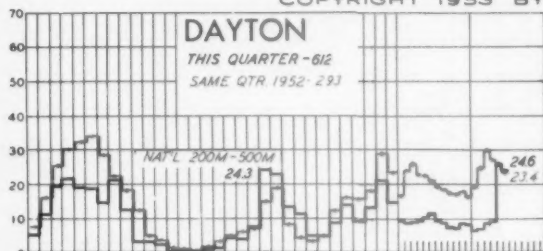
NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES



NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES

COPYRIGHT 1953 BY ROY WENZLICK & CO.

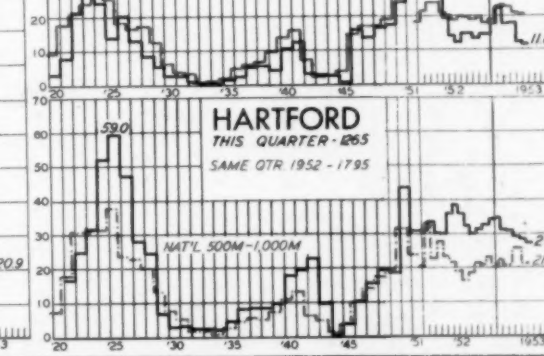
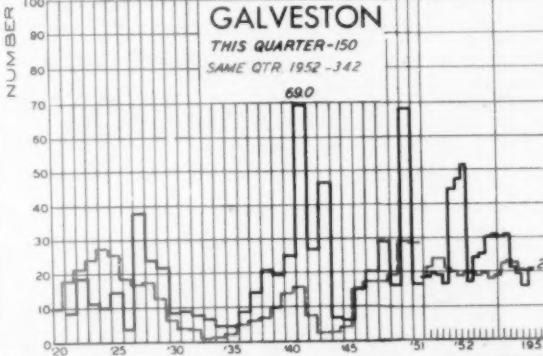
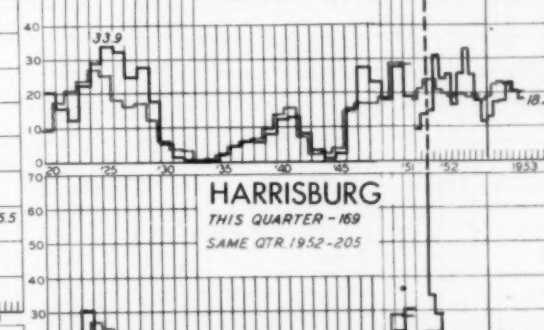
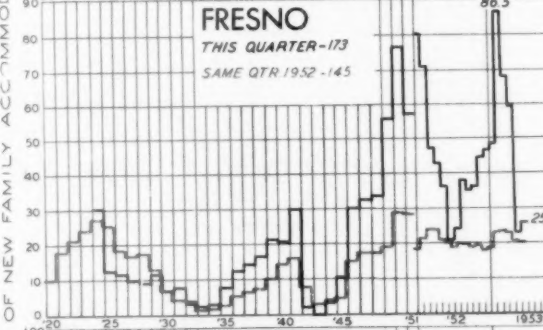
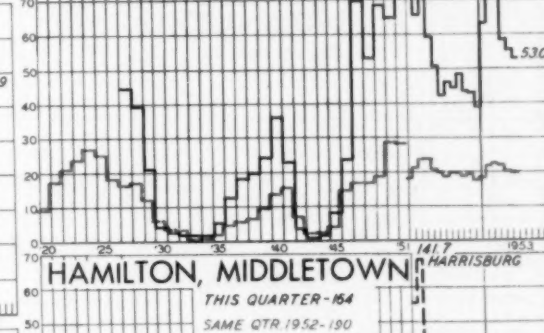
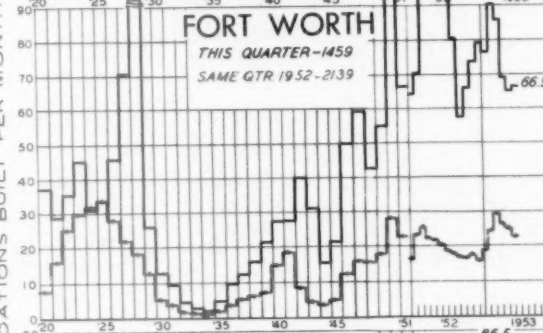
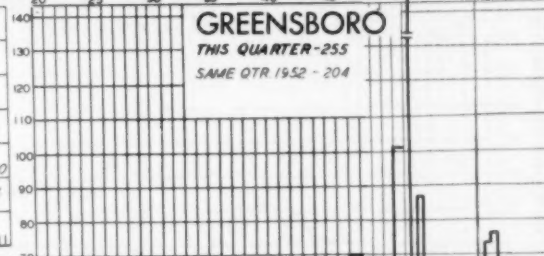
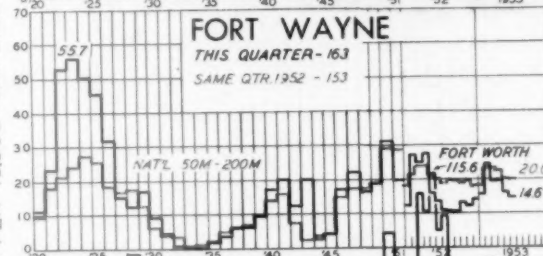
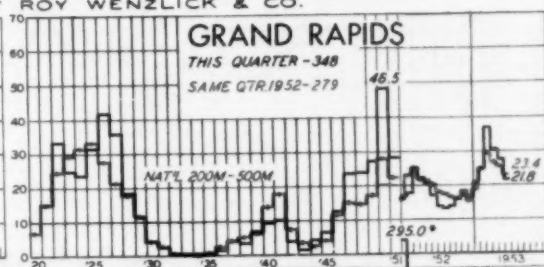
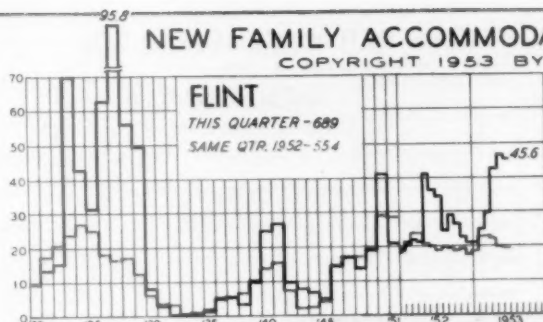
NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES



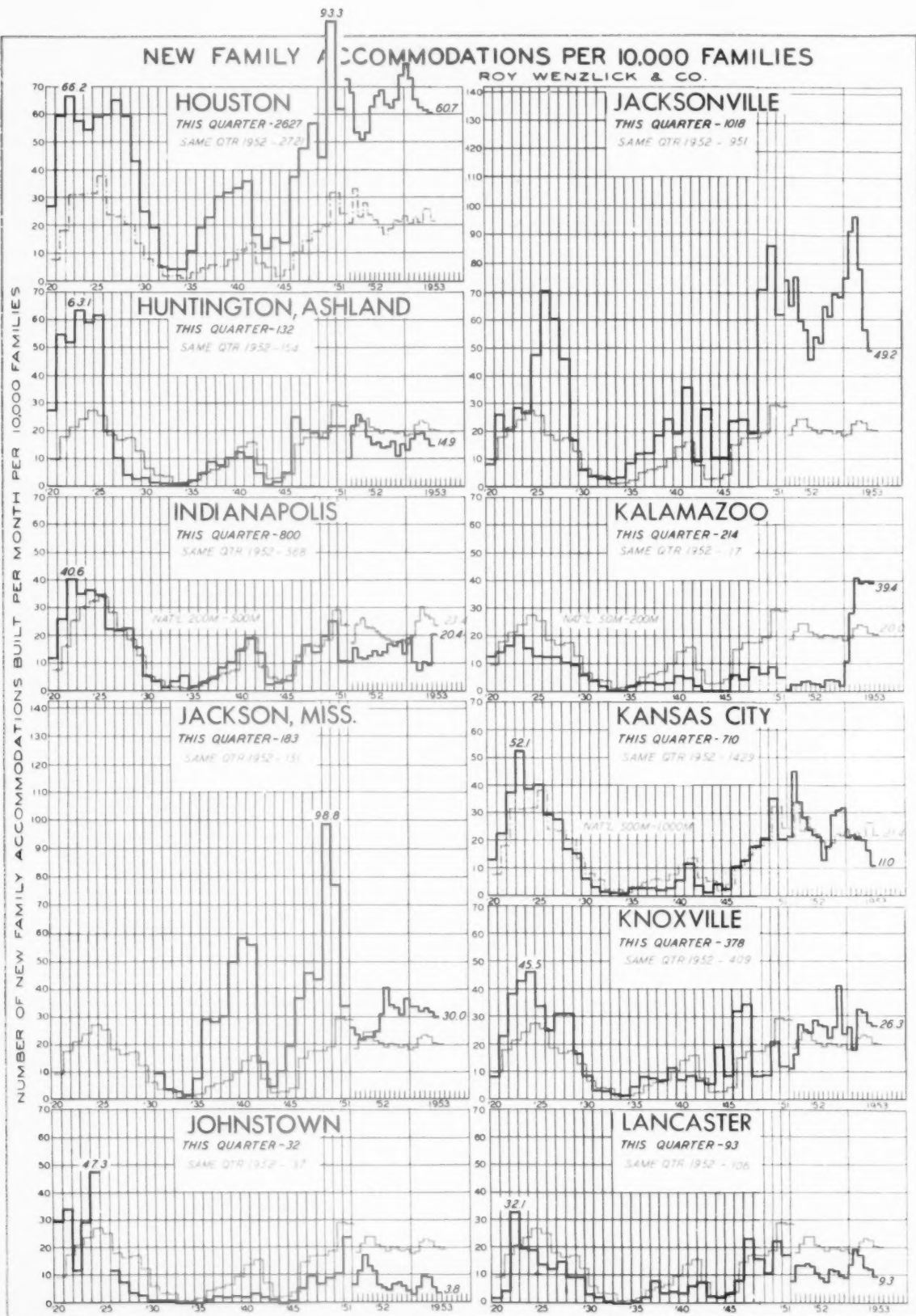
NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES

COPYRIGHT 1953 BY ROY WENZLICK & CO.

NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES

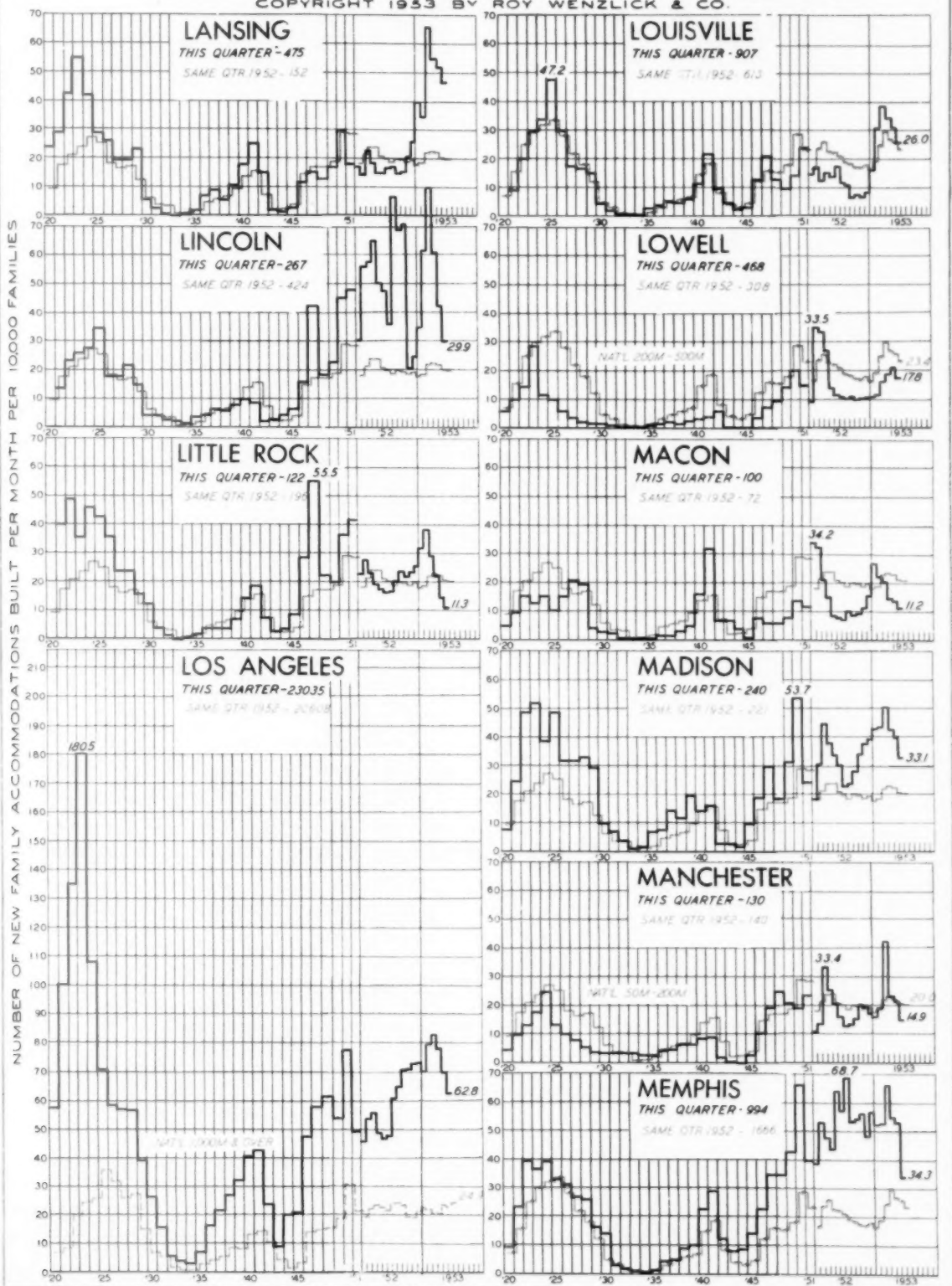


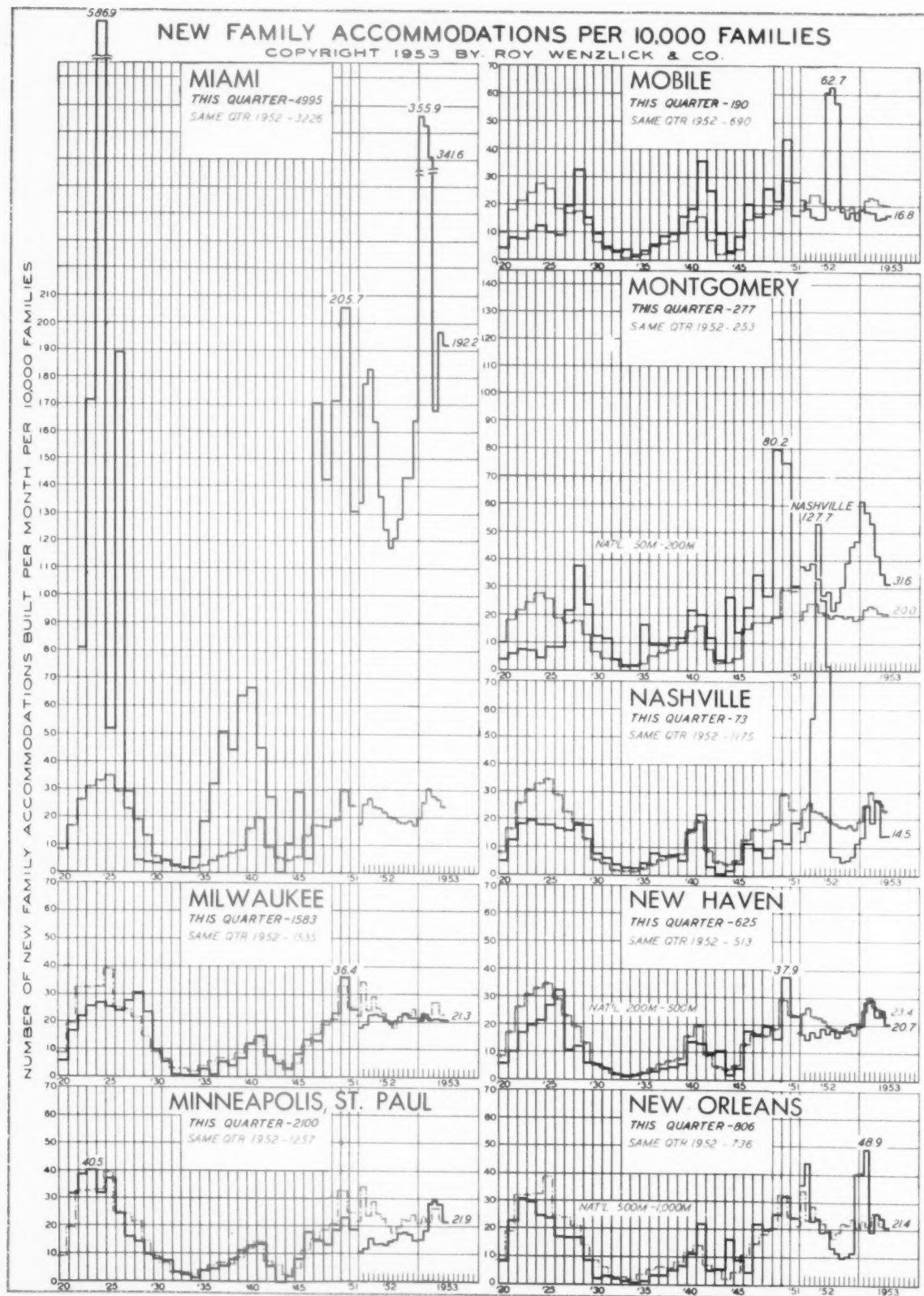
*DUE TO PUBLIC HOUSING



NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES

COPYRIGHT 1953 BY ROY WENZLICK & CO.

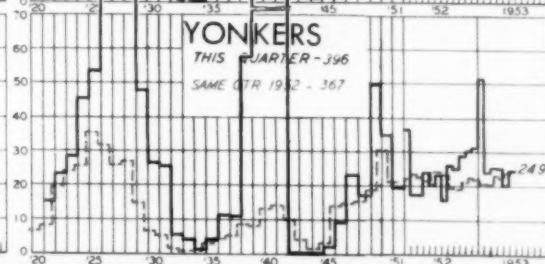
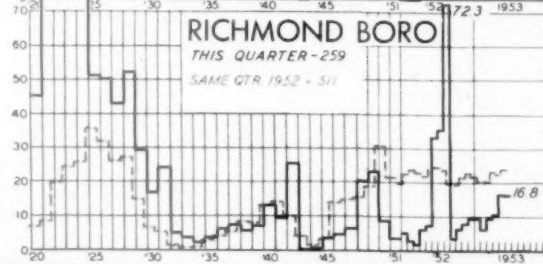
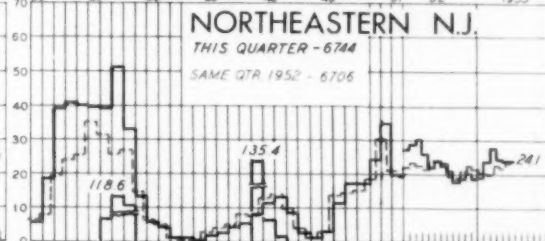
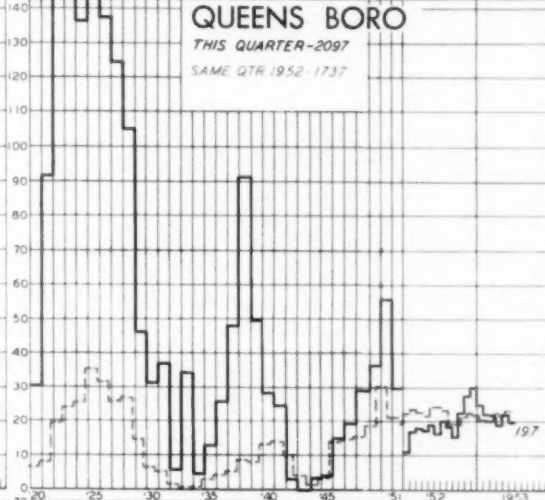
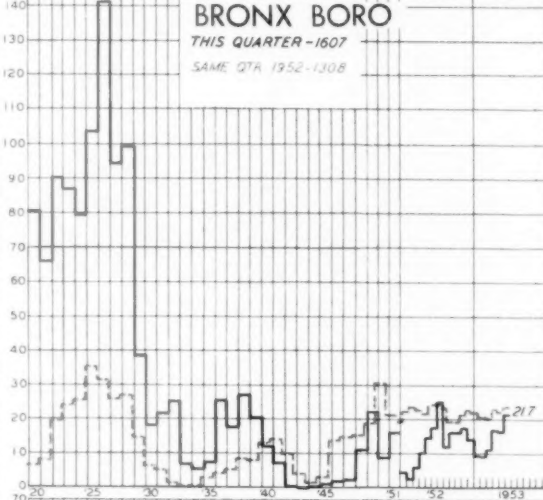
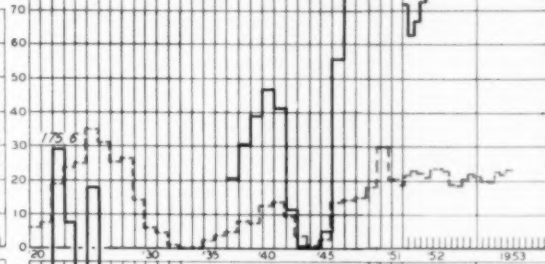
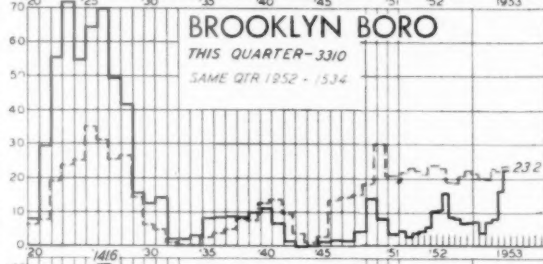
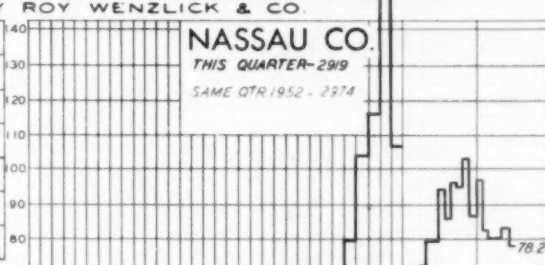
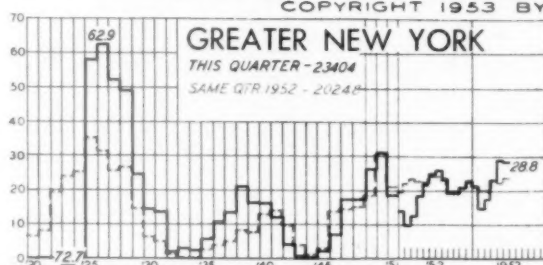




NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES

COPYRIGHT 1953 BY ROY WENZLICK & CO.

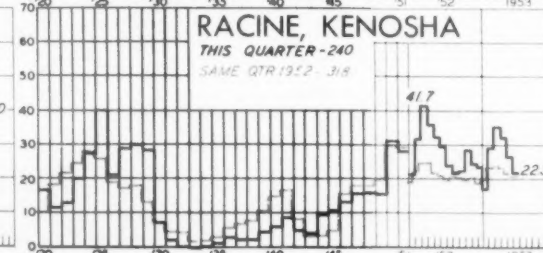
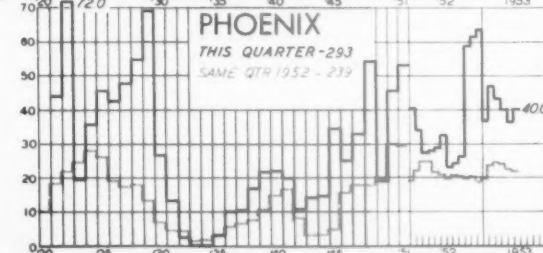
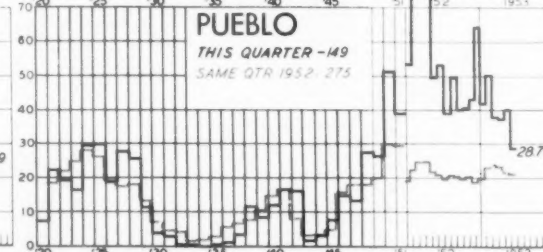
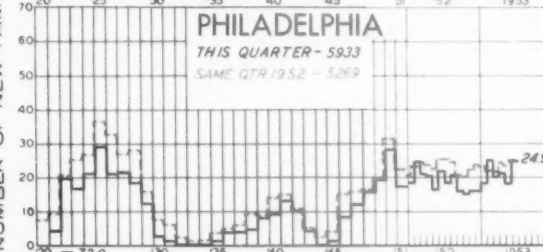
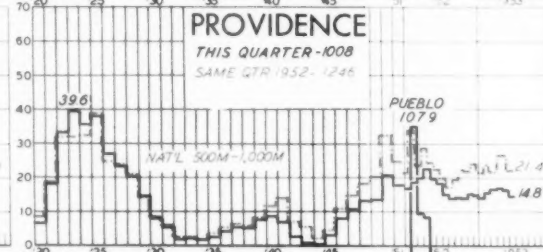
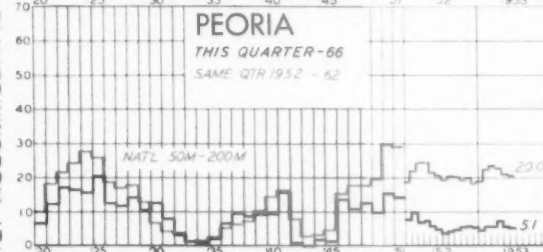
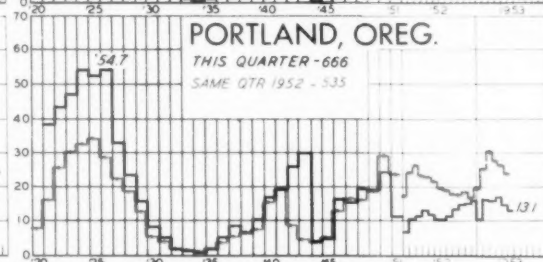
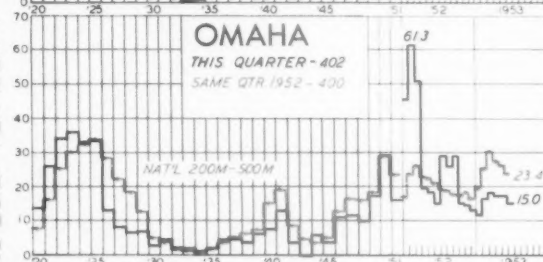
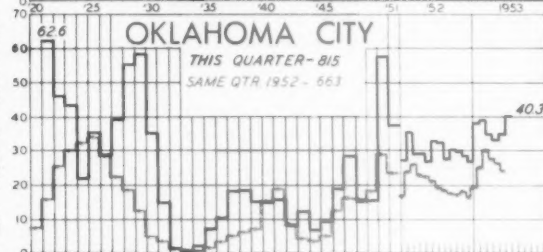
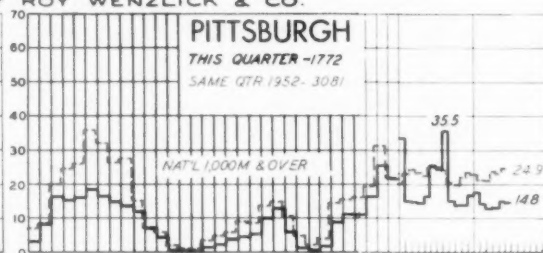
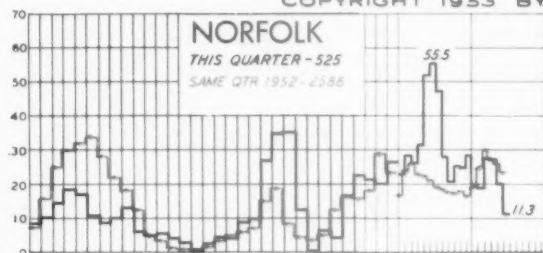
NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES



NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES

COPYRIGHT 1953 BY ROY WENZLICK & CO.

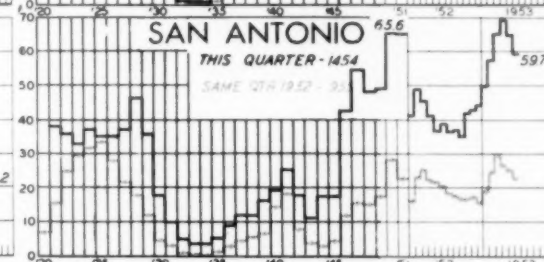
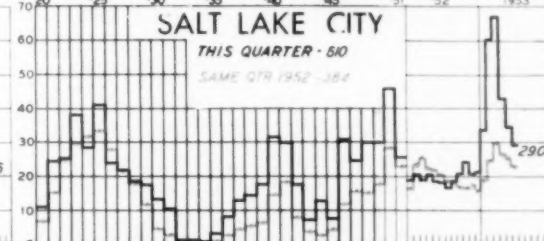
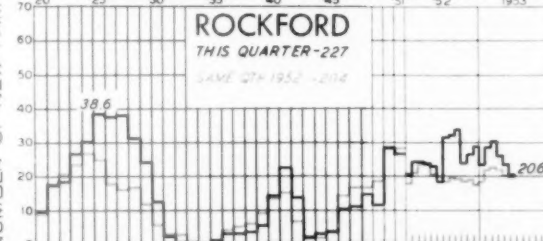
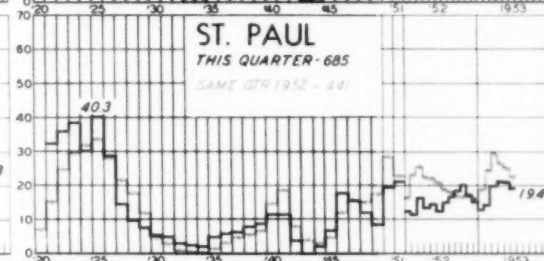
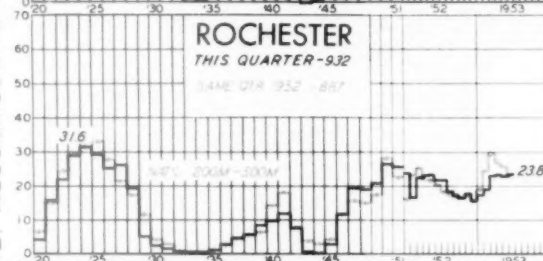
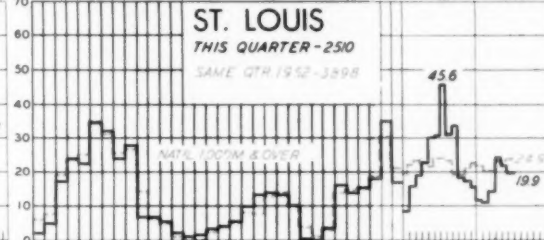
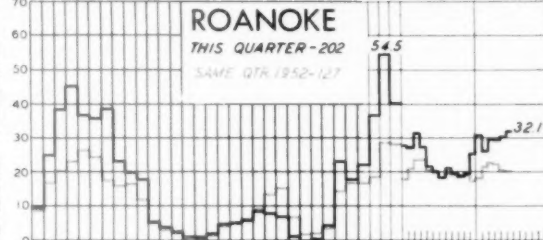
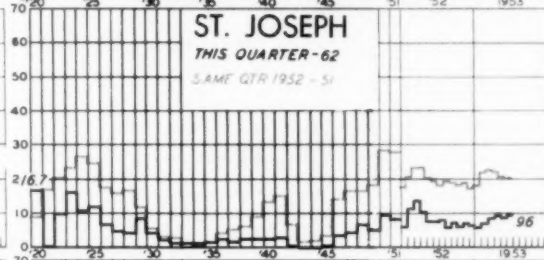
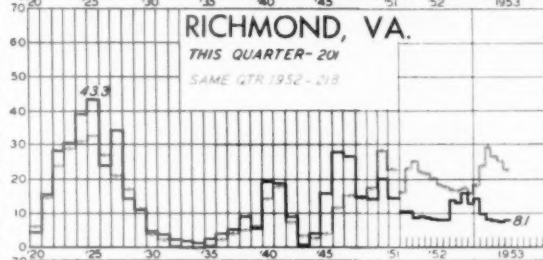
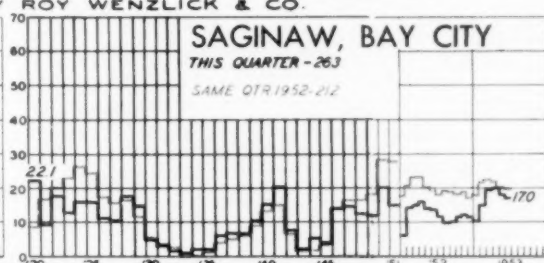
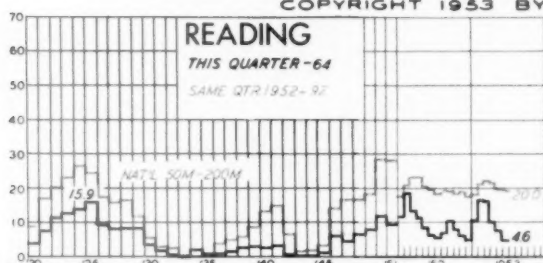
NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES

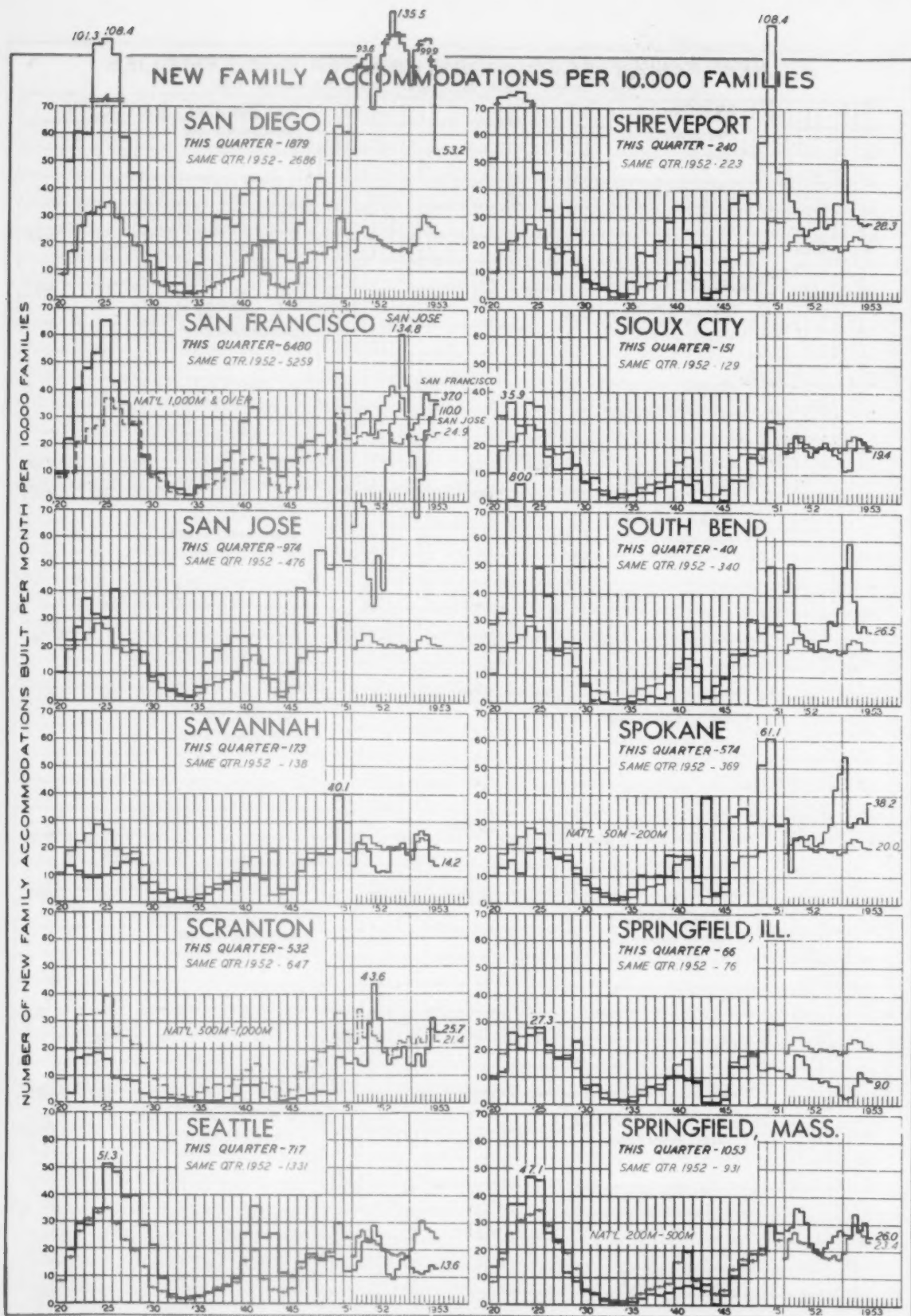


NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES

COPYRIGHT 1953 BY ROY WENZLICK & CO.

NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES





NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES

COPYRIGHT 1953 BY ROY WENZLICK & CO.

NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES

